

043.A

0007

0037.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

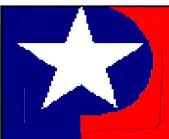
676,000 / 676,000

USE VALUE:

676,000 / 676,000

ASSESSED:

676,000 / 676,000


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 37-39 | | BEACON ST, ARLINGTON |

OWNERSHIP

Unit #: 37

Owner 1: ROSS MICHAEL G &

Owner 2: DELANO SOPHIA L

Owner 3:

Street 1: 37 BEACON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NYBERG JONATHAN M & -

Owner 2: DOLAN SARA Q -

Street 1: P.O. BOX 292

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1997, having primarily Cprn. Clap Exterior and 1875 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7324 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 676,000 | | | 676,000 | | 316684 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/31/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 043.A-0007-0037.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|-------------------|------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 676,000 | 0 | . | . | 676,000 | Year end | 12/23/2021 | |
| 2021 | 102 | FV | 664,100 | 0 | . | . | 664,100 | Year End Roll | 12/10/2020 | |
| 2020 | 102 | FV | 652,300 | 0 | . | . | 652,300 | 652,300 Year End Roll | 12/18/2019 | |
| 2019 | 102 | FV | 646,000 | 0 | . | . | 646,000 | 646,000 Year End Roll | 1/3/2019 | |
| 2018 | 102 | FV | 587,500 | 0 | . | . | 587,500 | 587,500 Year End Roll | 12/20/2017 | |
| 2017 | 102 | FV | 526,700 | 0 | . | . | 526,700 | 526,700 Year End Roll | 1/3/2017 | |
| 2016 | 102 | FV | 521,100 | 0 | . | . | 521,100 | 521,100 Year End | 1/4/2016 | |

| SALES INFORMATION | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| NYBERG JONATHAN | 63279-415 | | 2/14/2014 | | 540,000 | No | No | | |
| | | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|-------------|--------|-----|------------|----------|------------|---------|------|--------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 5/31/2018 | | Measured | | | | | | | | | DGM | D Mann | | | | | |
| 5/14/2015 | | SQ Returned | | | | | | | | | MM | Mary M | | | | | |
| 1/12/2015 | | NEW CONDO | | | | | | | | | PC | PHIL C | | | | | |
| | | | | | | | | | | | | | | | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---------------------------|--------------|---|------------------------|-------------------|---------|-----------------|------------|----------------------|-----|---------------|------|-------------------------|------------|------------------------------------|--------------|---|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 8 - Condo TnHs. | | Full Bath: 2 | Rating: Good | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| Sty Ht: 2H - 2 & 1/2 Sty | | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 1/2 Bath: 1 | Rating: Good | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | OthrFix: | Rating: | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | Kits: 1 | Rating: Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | |
| Prime Wall: 20 - Copm. Clap | | A Kits: | Rating: | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | |
| Sec Wall: | % | Fpl: | Rating: | Other | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | WSFlue: | Rating: | Upper | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | Lvl 2 | | | | | | | | | | | | | | | | | | | |
| Color: BLUE | | Lvl 1 | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | Lower | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | | | | | | | | | | | UnSketched SubAreas: GLA: 1875, | | | | | |
| Grade: B- - Good (-) | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1997 | Eff Yr Blt: | Location: | | Total Units: | Floor: M - Multi-Level | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | % Own: 50.000000000 | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | |
| Jurisdct: G16 | Fact: . | Name: | | | | Interior: | 1 | 7 | 3 | | | | | | | | | | | | |
| Const Mod: | | | | | | Additions: | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | Kitchen: | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | Baths: | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | | | Plumbing: | | | | | | | | | | | | | | | |
| Prim Int Wal 1 - Drywall | | | | | | Electric: | | | | | | | | | | | | | | | |
| Sec Int Wall: | % | | | | | Heating: | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | | | General: | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Total: 13.2 % | | | | | | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 20 % | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | | Year: | Color: | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 043.A-0007-0037.0 | | | | | | | | | | | | IMAGE | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |  | | | |
| More: N | Total Yard Items: | | | | | | | | | | | | | Total Special Features: | Total: | | | | | | |